

Historic Structures and the National Flood Insurance Program (NFIP)

Maryland Historical Trust Flood Workshop Crownsville, MD

May 25, 2017

Topics

- Background
- Three parts of the NFIP:
 - Mapping
 - Floodplain Management/Regulations
 - Flood Insurance
- Community Rating System (CRS)
- Maryland Resiliency Partnership
- Publications and Websites



National Flood Insurance Program

- Created by the National Flood Insurance Act of 1968
- Administered by FEMA
- Participation is voluntary
 - Adopt and enforce regulations
 - Eligible for flood insurance
- Benefits of participation:
 - Flood insurance
 - Grants and loans
 - Disaster assistance
 - Federally-backed mortgages
- Partnership between the Federal government and the community (County or municipality)



National Flood Insurance Program

Answers to Questions About the NFIP

FEMA F-084 / March 2011



Community's Role

- Participating community in the NFIP
 - Flood insurance available to homeowners, business owners and renters (in and out of the floodplain)
- Agreed to adopt and enforce floodplain management regulations
 - Based on Flood Insurance Rate Maps (FIRMs)
- Use FIRMs and Flood Insurance Study (FIS) for "development" review process

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MDE's Role

- NFIP State Coordinating Office
 - Provide technical assistance on mapping, regulatory requirements, etc.
 - Assist communities with public outreach and floodplain management ordinance updates
- Cooperating Technical Partner (CTP) with FEMA on floodplain mapping
 - Developed Base Flood Elevations (BFEs) in Zone A
- Regulate activities in the 100-year nontidal floodplain
 - Waterway Construction Permit



Components of the NFIP

Mapping Insurance and Flood Hazards **Outreach** Know Insure Your Your Risk Risk Reduce Your Risk

Regulations and Mitigation Practices



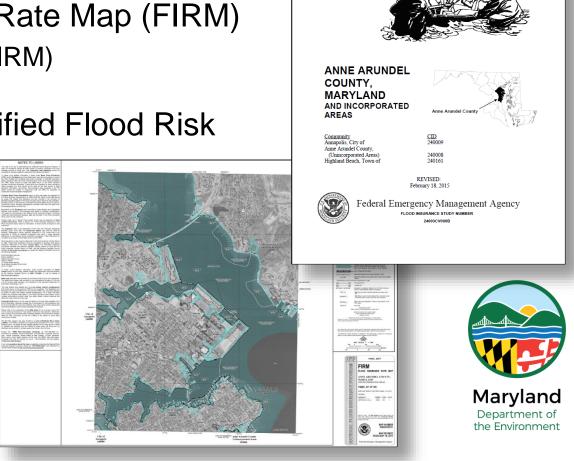
MD NFIP Numbers

- 143 participating communities
 - 13 with No Special Flood Hazard Area (NSFHA)
- 66,278 policies
 - 274 V-Zone
 - 37,870 A-Zone
 - 28,134 B, C and X-Zone
- \$15,578,773,300 total coverage
- 18,148 total claims since 1978
- \$292,909,635 total paid since 1978

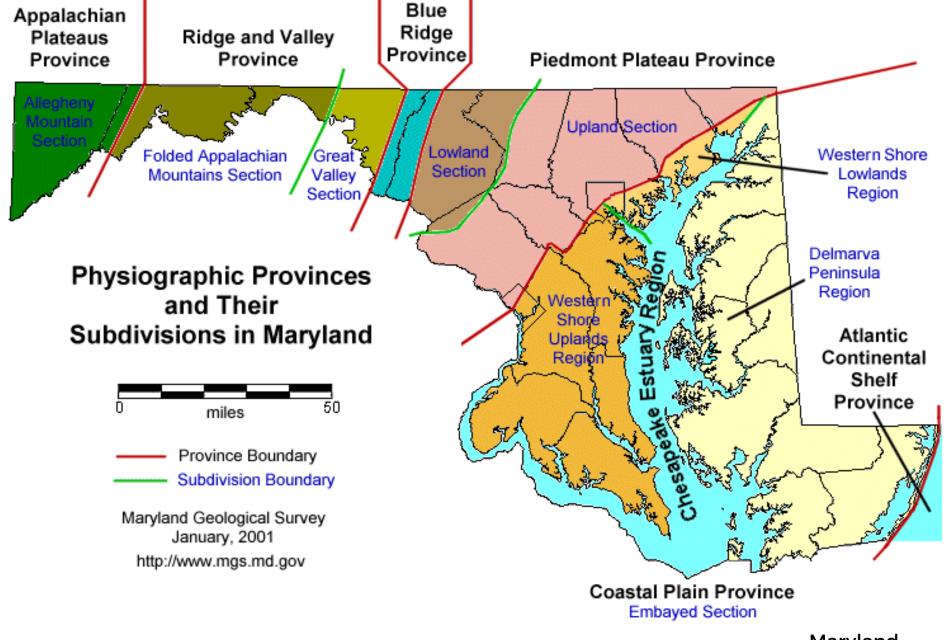


Know Your Risk - Maps and Data

- Flood Insurance Study (FIS)
- Flood Insurance Rate Map (FIRM)
 - Digital FIRM (DFIRM)
- Community Identified Flood Risk
 - Historic high water marks
 - Other?



FLOOD



Flood Insurance Rate Map (FIRM)

- Delineates flood risk based on different frequency flood events
 - Floods don't follow map boundaries
- National standard is the 1% annual chance flood (also known as 100-year flood, or special flood hazard area)
 - Flood insurance rating
 - Local floodplain management & development review process



Limitations of FIRMs

- Doesn't show where <u>all</u> flooding can occur
 - State can regulate beyond the FEMA-mapped floodplain
- Doesn't take into account future conditions
 - Based on current and historical data

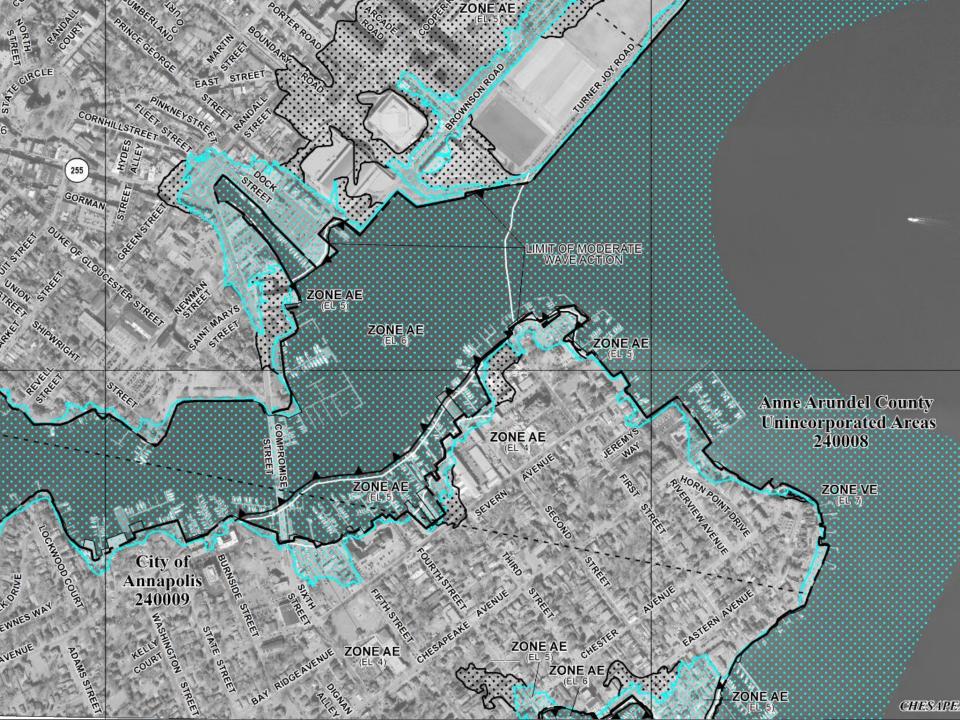


Flood Risk Zones

Risk	Zone
Low	X (unshaded)
Moderate	X (shaded)
High (Riverine/tidal)*	A, AH, AO, AE
High (Coastal)*	VE

*Mandatory purchase requirements for flood insurance, and regulatory requirements in high risk areas

Maryland



FEMA Flood Map Service Center

- Access Products
 - FIRMs & FIS
 - LOMCs
 - DFIRM Database
 - Historic Products
 - Flood Risk Products
- Access Tools
 - Make a FIRMette
 - National Flood Hazard Layer (NFHL) Viewer
- Live Mapping Support
 - FEMA Map Information eXchange (FMIX)

FEMA Flood Map Service Center: Welcome!

Looking for a Flood Map? 0

Enter an address, a place, or longitude/latitude coordinates:

Enter an address, a place, or longitude/latitude coordinates

Search

Looking for more than just a current flood map?

Visit <u>Search All Products</u> to access the full range of flood risk products for your community.



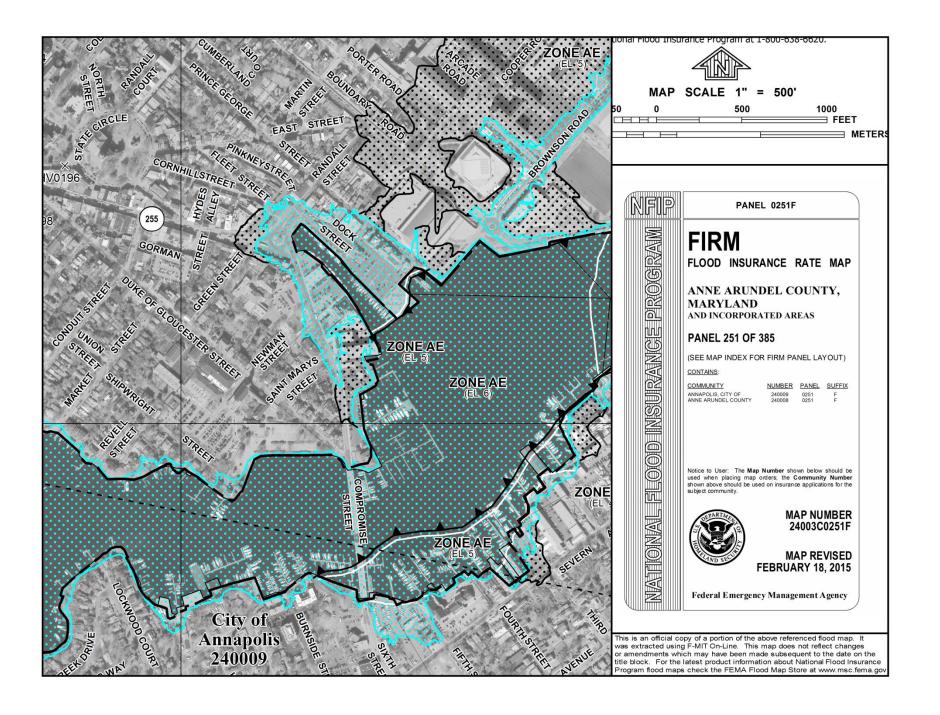
About Flood Map Service Center

The FEMA Flood Map Service Center (MSC) is the official public source for flood hazard information produced in support of the National Flood Insurance Program (NFIP). Use the MSC to find your official flood map, access a range of other flood hazard products, and take advantage of tools for better understanding flood risk.

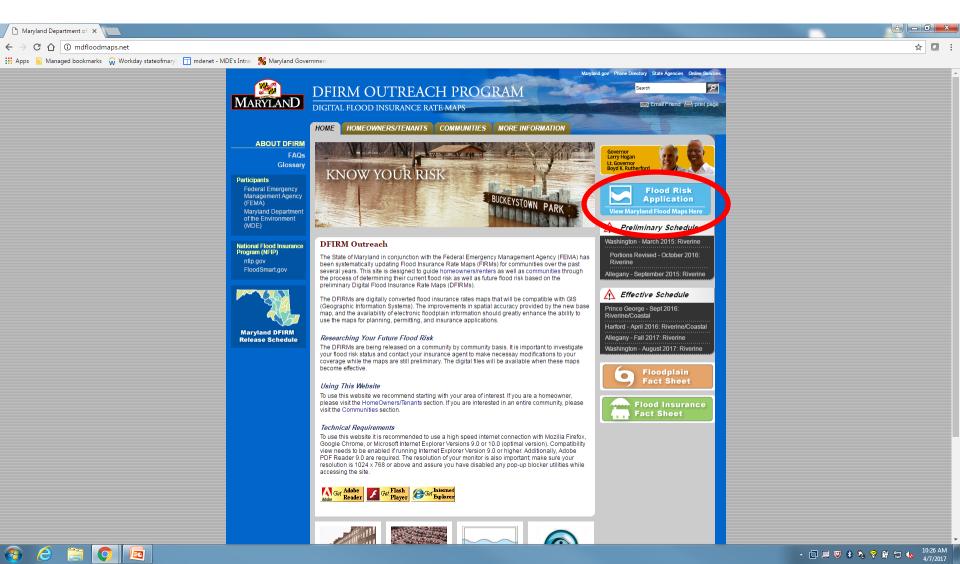
FEMA flood maps are continually updated through a variety of processes. Effective information that you download or print from this site may change or become superseded by new maps over time. For additional information, please see the <u>Flood Hazard Mapping Updates Overview Fact Sheet</u>



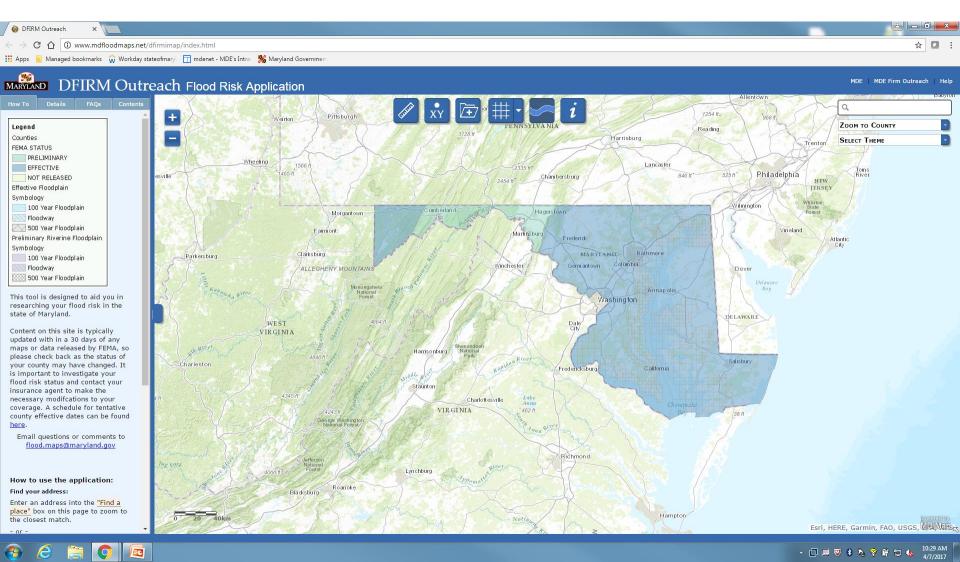




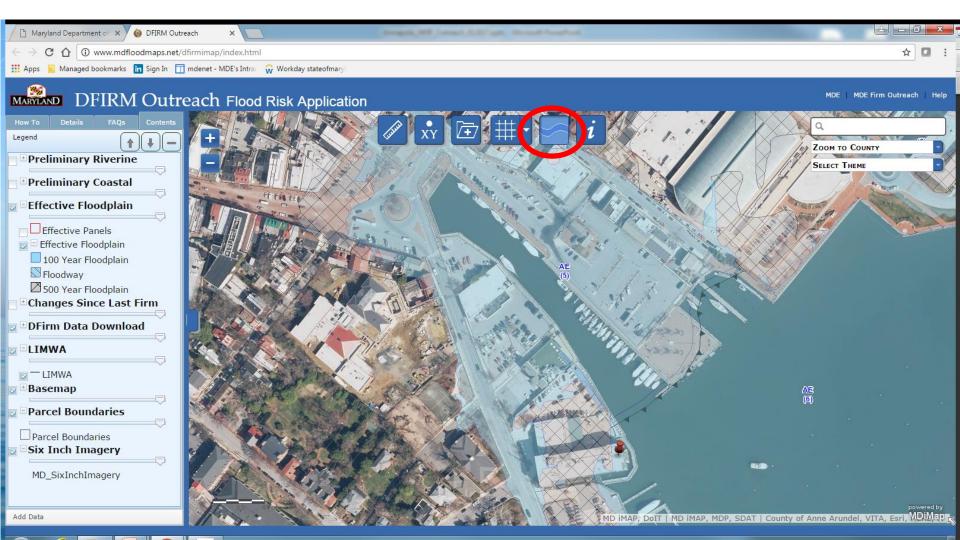
Mapping – mdfloodmaps.net

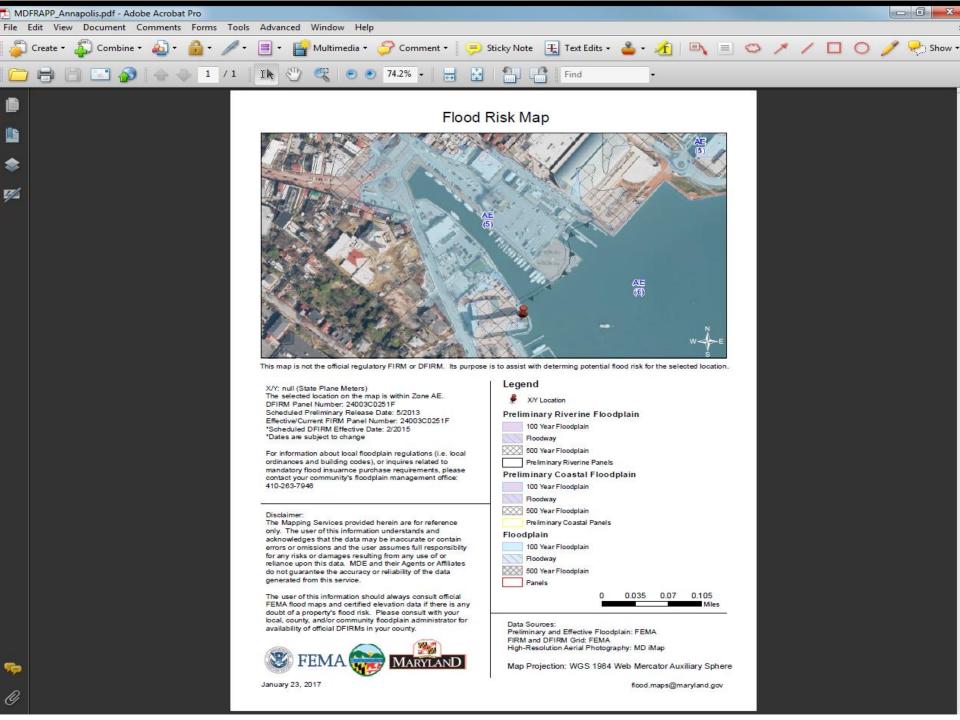


Flood Risk Application

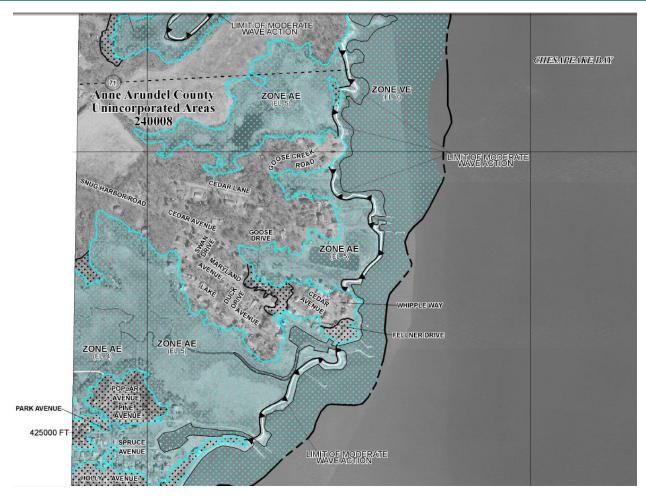


Flood Risk Application



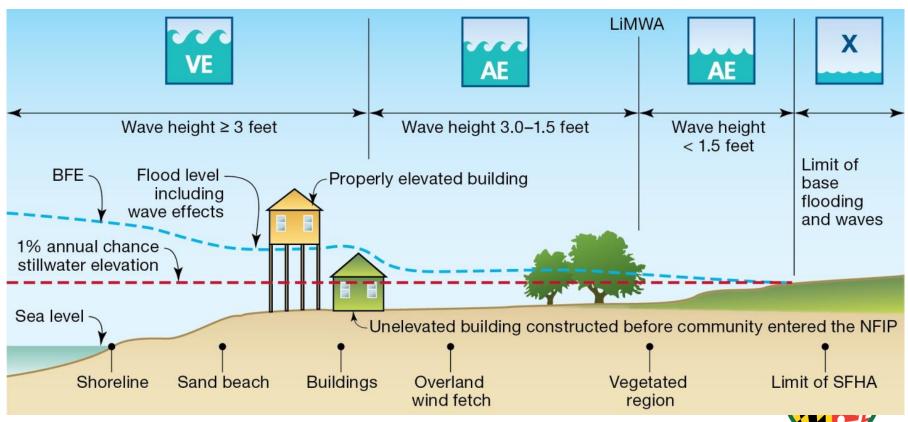


Limit of Moderate Wave Action (LiMWA)





Coastal A Zone (CAZ)



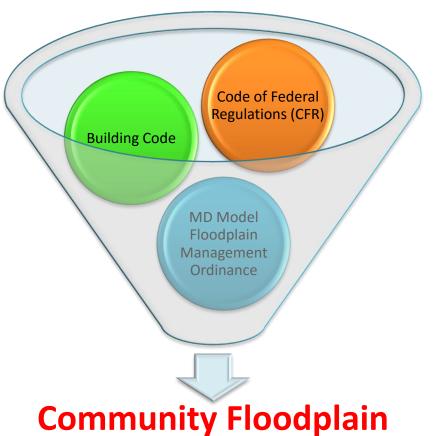


Reduce Your Risk - Regulations

- Minimum requirements found in the Code of Federal Regulations (CFR)
 - Title 44, Sections 59.1 & 60.3(a)-(e)
- Maryland Model Floodplain Management Ordinance
 - 2 foot freeboard requirement
 - Coastal A Zone/Limit of Moderate Wave Action (LiMWA) provisions
- Building Codes
 - International Building Code (IBC)
 - International Residential Code (IRC)
 - Maryland Building Performance Standards



The Regulatory Hopper



Community Floodplain Management Requirements



Regulatory Protections

- May be exempt from most floodplain management requirements
 - Flood Insurance may be higher
- Community can adopt one of two options:
 - Substantial improvement definition, or
 - Variance provision
 - Not recommended to adopt both



Key Definitions

- Historic structure
- Substantial improvement
 - Also includes substantial damage
 - Sometimes referred to as the "50% Rule"



"Historic Structure"

Historic Structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a **state inventory of historic places** in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
- (1) By an approved state program as determined by the Secretary of the Interior or
- (2) Directly by the Secretary of the Interior in states without approved programs.



"Substantial improvement"

- Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:
- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
- (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".



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Maryland's Historic Designation Programs

- National Register of Historic Places
- Maryland Register of Historic Properties
- Maryland Inventory of Historic Properties
- Determination of Eligibility
- Local Historic Designation



Source: "A Brief Look at Maryland's Historic Designation Programs", Maryland Historical Programs the Environment

Maryland Inventory of Historic Properties

- A broad-based catalog of information on districts, sites, buildings, structures, and objects of known or potential value to the prehistory, history, terrestrial and underwater archaeology, architecture, engineering, and culture of the State of Maryland.
- Divided into two sections:
 - standing structures/non-archaeological sites, and
 - archaeological sites
- The information in the Maryland Inventory varies from minimal to extensively researched reports.
- The Maryland Inventory is often used as the basis for making decisions about eligibility determinations, establishing contexts for nomination, and significance of a resource.
- Inclusion in the inventory carries no regulatory protections or financial benefits.

Source: "A Brief Look at Maryland's Historic Designation Programs", Maryland Historical Programs and the Environment

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Maryland Register of Historic Properties

- Established by the Maryland legislature in 1985.
- A list of properties considered worthy of preservation for significance in American history and culture.
- Also maintained by the Maryland Historical Trust, the Maryland Register includes districts, buildings, sites, and objects.
- Inclusion in the Maryland Register requires that the resource be listed in or determined eligible by the Director of the Maryland Historical Trust for listing in the National Register of Historic Places.
- Certain state regulatory protections and grant and loan programs are available for resources included in the Maryland Register.



Source: "A Brief Look at Maryland's Historic Designation Programs", Maryland Historical Maryland of

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Maryland Certified Local Governments

Maryland Historical Trust:

http://mht.maryland.gov/grants_clg.shtml

Cities

- Annapolis
- Baltimore
- Bel Air
- Cambridge
- Chestertown
- Cumberland
- Frederick
- Gaithersburg
- Hagerstown
- Rockville
- Salisbury

Counties

- Baltimore
- Calvert
- Charles
- Frederick
- Montgomery
- Prince George's
- St. Mary's
- Talbot
- Washington
- Wicomico



"Historic Structure"

<u>Historic Structure:</u> Any *structure* that is:

- (1) Individually listed in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listings on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on the Maryland Register of Historic Places; or

If [COMMUNITY NAME] is a Certified Local Government with the National Park Service:

(4) Individually listed on the inventory of historic places maintained by [COMMUNITY NAME] whose historic preservation program has been certified by the Maryland Historical Trust or the Secretary of the Interior.

Maryland

Department of

Source: Maryland Model Floodplain Management Ordinance

Second Option: Variance Provision

- Historic structures can only be substantially improved by variance
- Gives the community the ability to require additional conditions
- Should be applied consistently throughout the community



Insure Your Risk - Flood Insurance

- Check with your agent
- Homeowners insurance doesn't cover floods
- Can purchase even if outside high risk area
- Mandatory purchase requirement for structures in mapped floodplain with federally-backed mortgage
- Lots of variables affect the rate:
 - Flood zone, date of construction, building elevations, ground elevations, BFE, etc.

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Flood Insurance

- National Flood Insurance Program (NFIP) <u>www.FloodSmart.gov</u> or 1-800-720-1093
- Recent Legislation:
 - Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12)
 - Grandfathering eliminated
 - Homeowner Flood Insurance Affordability Act of 2014 (HFIAA)
 - Grandfathering reinstated
- Only long-term solution is mitigation



Reduce Your Risk - Mitigation

- Use flood-resistant materials
- Install flood openings in enclosures
- Elevate HVAC equipment
- Anchor fuel tanks



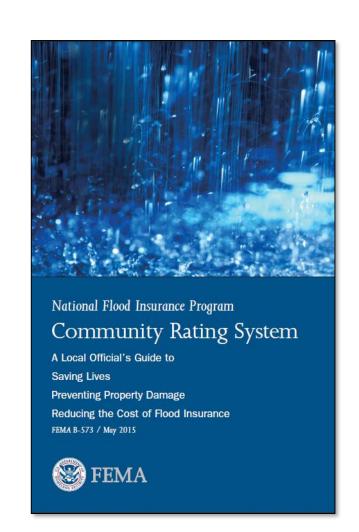
- FEMA Hazard Mitigation Assistance grants:
 - Floodproofing (dry, nonresidential only)
 - Relocation (not preferred for historic buildings)
 - Elevation (at least 2' above BFE)
 - Demolition (definitely not preferred for historic buildings)



Purchase flood insurance

Overview of the CRS

- Flood insurance discount program for NFIP participating communities who exceed minimum requirements
- Completely voluntary
- For every 500 points earned, up to a 5% reduction
 - Up to 500 points for 3' freeboard (fill prohibited)
 - Up to 650 points for CAZ requirement



How much discount property owners in your community can get

	Discount		
Rate Class	SFHA*	Non-SFHA**	Credit Points Required
1	45%	10%	4,500 +
2	40%	10%	4,000 - 4,499
3	35 %	10%	3,500 - 3,999
4	30%	10%	3,000 - 3,499
5	25 %	10%	2,500 - 2,999
6	20%	10%	2,000 - 2,499
7	15 %	5 %	1,500 - 1,999
8	10%	5 %	1,000 - 1,499
9	5 %	5 %	500 - 999
10	0%	0%	0 - 499

^{*} Special Flood Hazard Area

^{**} Preferred Risk Policies are available only in B,C, and X Zones for properties that are shown to have a minimal risk of flood damage. The Preferred Risk Policy does not receive premium rate credits under the CRS because it already has a lower premium than other policies. Although they are in SFHAs, Zones AR and A99 are limited to a 5% discount. Premium reductions are subject to change.

Credited Activities

- 19 creditable activities under four categories:
 - Public Information Activities (300 Series)
 - Mapping and Regulations (400 Series)
 - Flood Damage Reduction Activities (500 Series)
 - Warning and Response (600 Series)



Status of MD CRS Communities

- 14 participating communities
- Class Improvements
 - Caroline County: 9 to 8
 - Ocean City: 7 to 6
 - Bel Air: 7 to 6
- Active Maryland CRS Users Group
 - 20-30 regular attendees
 - Move meetings around the State:
 - 1/13/2016 Grants to support CRS application, La Plata
 - 5/24/2016 Open Space credit, Havre de Grace
 - 9/8/2016 Program for Public Information (PPI), Easton
 - **12/14/2016** One-day workshop, Centreville
 - 4/11/2017 Flood Management Plans, Annapolis
 - 8/9/2017 Repetitive Loss/New Manual, Baltimore



MD CRS Communities

Community	Class	Region
Calvert County	8	Southern
Baltimore City	5	Central
Bel Air, Town of	6	Central
Carroll County	8	Central
Harford County	7	Central
Havre de Grace, City of	8	Central
Howard County	7	Central
Prince George's County	5	Central
Caroline County	8	Eastern
Cecil County	8	Eastern
Dorchester County	8	Eastern
Ocean City, Town of	6	Eastern
Talbot County	8	Eastern
Frederick, City of	7	Western

Class Improvements
Effective May 1, 2017



CRS Resources

- FEMA's <u>website</u>
 - Brochure
 - Fact Sheets
 - Award for Excellence
 - Additional Resources
 - NFIP/CRS Newsletter
- www.crsresources.org
 - CRS Coordinator's Manual
 - Application Letter and Quick Check
 - Series Credit Guidance
 - Training & Videos
 - Sign up for NFIP/CRS Update newsletter



OMB No. 1660-0022 Expires: December 31, 2016

National Flood Insurance Program Community Rating System

Coordinator's Manual

FIA-15/2013



Maryland Partners



















Department of the Environment

















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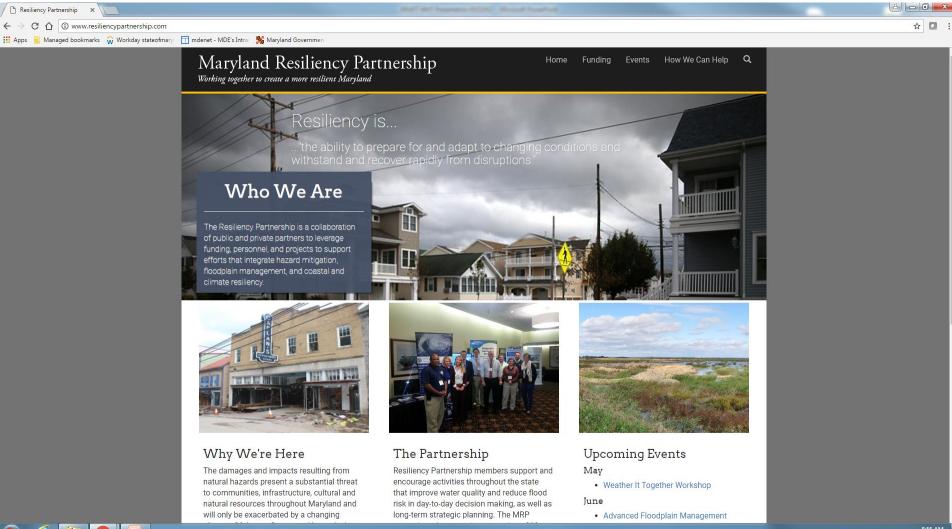
Maryland Resiliency Partnership (MRP)

- Formed in 2015 (MAFSM conference)
- Public-Private Partnership
 - Multiple state agencies
 - Private firms
 - Non profit
- Leverage funding, personnel, data and projects to support efforts that integrate hazard mitigation, floodplain management and coastal resiliency

Maryland

New website: www.resiliencypartnership.com

www.resiliencypartnership.com













FEMA Publications

- FEMA Technical Bulletins:
 - TB1, Openings in Foundation Walls and Walls of Enclosures
 - TB 2, Flood Damage-Resistant Materials Requirements
 - TB 3, Non-Residential Floodproofing Requirements and Certification
 - TB 7, Wet Floodproofing Requirements
- Substantial Improvement/Substantial Damage Desk Reference (FEMA P-758)
- Floodplain Management Bulletin on Historic Structures (FEMA P-467-2)
- Protecting Building Utilities From Flood Damage (FEMA 348)
- Floodproofing Non-Residential Buildings (FEMA P-936)
- Floodplain Management Bulletin: Variances and the National Flood Insurance Program (FEMA P-993)
- Fact Sheet: <u>Historic Structures and the Biggert-Waters Flood Insurance</u> <u>Reform Act of 2012</u>



Websites

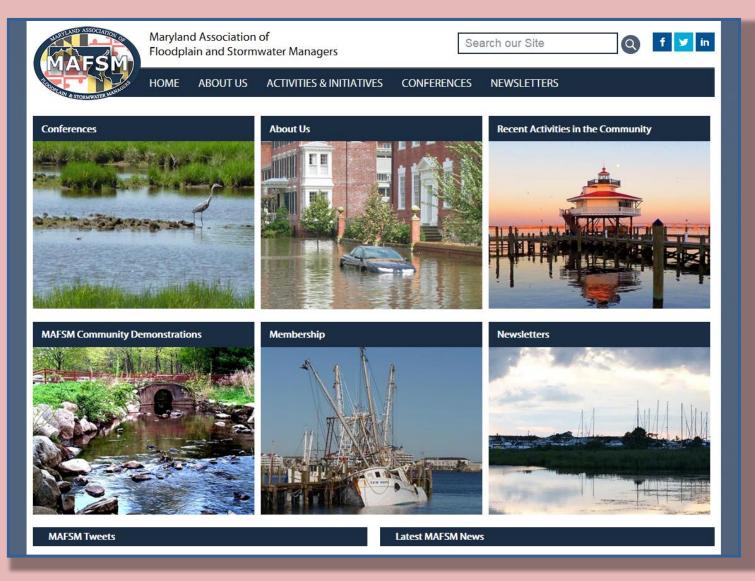
- FEMA Map Service Center (MSC) <u>www.msc.fema.gov</u>
- Maryland DFIRM Outreach Program and Flood Risk Application <u>www.mdfloodmaps.net</u>
- National Flood Insurance Program (NFIP) <u>www.FloodSmart.gov</u>
- Maryland Resiliency Partnership www.resiliencypartnership.com
- Maryland Association of Floodplain and Stormwater Managers (MAFSM) <u>www.mafsm.org</u>

Maryland

Connect with MAFSM!

SOCIAL MEDIA

NEW WEBSITE







Save the Date!

October 12, 2017

Maryland Association of Floodplain and Stormwater Managers (MAFSM) 13th Annual Conference

The Conference Center at the Maritime Institute, Linthicum, MD

www.mafsm.org



Contacts

- Dave Guignet
 State NFIP Coordinator
 410-537-3775 (office)
 dave.guignet@maryland.gov
- Kevin Wagner
 Natural Resources Planner
 301-689-1495 (office)
 240-362-2143 (cell)
 kevin.wagner@maryland.gov

